133.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,900 / 865,900
					USE VALUE:	865,900 / 865,900
					ASSESSED:	865,900 / 865,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRUTZER VICTOR
Owner 2:	MESHULAM TOVA
Owner 3:	
Street 1:	50 BAILEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,744 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 1990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6744.000	356,700	5,100	504,100	865,900
Total Card	0.155	356,700	5,100	504,100	865,900
Total Parcel	0.155	356,700	5,100	504,100	865,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.04 | /Parcel: 435.0

Legal Description

User Acct 85455

GIS Ref

GIS Ref

Insp Date 05/19/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 133.0-0004-0005.0

!10364!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,900	5100	6,744.	504,100	866,100	866,100	Year End Roll	12/18/2019
2019	101	FV	271,500	5100	6,744.	532,100	808,700	808,700	Year End Roll	1/3/2019
2018	101	FV	268,300	5100	6,744.	392,100	665,500	665,500	Year End Roll	12/20/2017
2017	101	FV	268,300	5100	6,744.	375,300	648,700	648,700	Year End Roll	1/3/2017
2016	101	FV	268,300	5100	6,744.	347,300	620,700	620,700	Year End	1/4/2016
2015	101	FV	257,500	5100	6,744.	291,200	553,800	553,800	Year End Roll	12/11/2014
2014	101	FV	257,500	5100	6,744.	284,500	547,100	547,100	Year End Roll	12/16/2013
2013	101	FV	257,500	5100	6,744.	271,100	533,700	533,700		12/13/2012

PRINT

Date	Time
12/11/20	00:40:34

LAST REV

Date	Time
06/18/18	14:01:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10364

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLOUGH THOMAS/E	30651-562		9/13/1999		354,100	No	No		
MORRISEY JEAN L	25860-101		11/30/1995		226,000	No	No		Y

USER DEFINED

Prior Id # 1:	85455
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2017	293	Wood Dec	21,900					
9/20/2006	792	Alterati	6,000	C		G8	GR FY08	FRONT ENTRY ENCLOS
9/29/2003	838	Wood Dec	24,950	C		G6	GR FY06	NEW 12X12 SUNRM &
5/6/2003	330	Porch	1,600					REPL PORCH FLR JOI
5/2/2003	318	Porch	3,600					repair porch
6/5/2000	407	Manual	5,200					REPL CARRYING BEAM

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	BS	Barbara S
4/13/2018	MEAS&NOTICE	CC	Chris C
3/28/2009	Inspected	201	PATRIOT
2/4/2009	Measured	336	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
11/10/2000	Hearing Chag	201	PATRIOT
12/23/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6744		Sq. Ft.	Site		0	90.	0.83	10			Topo	-10					504,081						504,100	

Total AC/HA: 0.15482 | Total SF/SM: 6744 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,081 | Spl Credit | Total: 504,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	0.98294199
Adj $ / SQ:	175.113
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484621
Depreciation:	127940
Depreciated Total:	356681

COMMENTS

1 FPL NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1		HB	1			

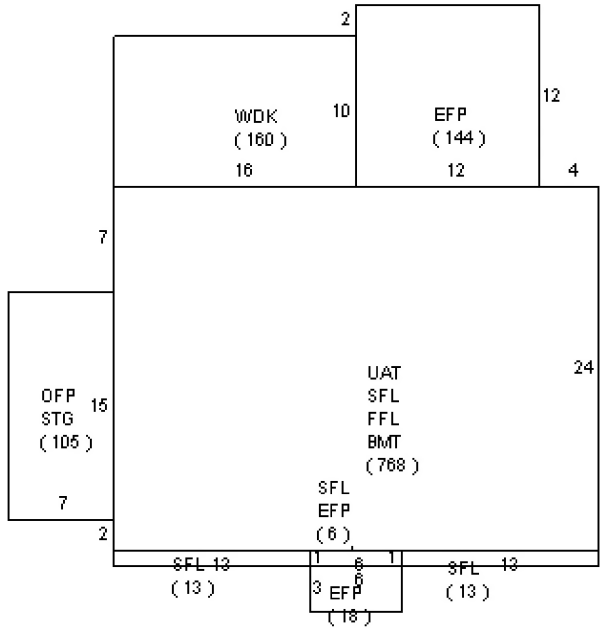
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.62
Special Features:	0	Val/Su Net:	116.34
Final Total:	356700	Val/Su SzAd	227.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	175.110	140,090
BMT	Basement	768	62.780	48,213
FFL	First Floor	768	175.110	134,487
UAT	Upper Attic	192	122.580	23,535
EFP	Enclos Porch	168	42.690	7,172
WDK	Deck	160	12.040	1,927
OFP	Open Porch	105	31.660	3,325
STG	Storage	105	7.770	816
	Net Sketched Area:	3,066	Total:	359,565
Size Ad	1568	Gross Are	3642	FinArea 1990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1938	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100